

ISL

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Lupe Tabita, Amy Lemus
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

FILED
2016 OCT 10 AM 11:19
STATE OF TEXAS
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: [Signature] DEPUTY

TS No TX06000021-15-1 APN 423875 TO No 160007792-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 31, 2012, James Adams as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of NETWORK NATIONAL TITLE, INC. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$163,440.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on November 8, 2012 as Document No. 20121108001428000 in Collin County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 423875

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Lupe Tabita, Amy Lemus or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and FREEDOM MORTGAGE CORPORATION, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

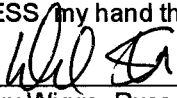
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, January 3, 2017 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Collin County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The southwest entrance of the Jack Hatchell Collin County Administration Building, 2300 Bloomdale Road, McKinney, Texas 75071, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS my hand this 10 day of Oct, 2016.


By: Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Lupe Tabita, Amy Lemus
Substitute Trustee(s)

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H.B. COLE SURVEY, ABSTRACT NO. 180, COLLIN COUNTY, TEXAS AND BEING A CALLED 1.071 ACRE TRACT OF LAND DESCRIBED IN DEED CONVEYED TO FRANKLIN D. SLOAN, RECORDED IN VOLUME 5381, PAGE 2266, DEED RECORDS. COLLIN COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SLOAN TRACT AND BEING IN THE NORTHEAST LINE OF TOUCHSTONE ROAD (COUNTY ROAD 733), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NATHAN J. AND ABBY KEISTER BY DEED RECORDED IN VOLUME 5289, PAGE 4068, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 19 DEGREES 26 MINUTES 49 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID SLOAN TRACT, A DISTANCE OF 217.53 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 82 DEGREES 08 MINUTES 01 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID TRACT, A DISTANCE OF 192.76 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 19 DEGREES 17 MINUTES 38 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID TRACT, A DISTANCE OF 275.34 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE NORTHEAST LINE OF TOUCHSTONE ROAD (COUNTY ROAD 733);

THENCE NORTH 64 DEGREES 47 MINUTES 42 SECONDS WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 190.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46,630 SQUARE FEET OR 1.07 ACRES OF LAND, MORE OR LESS.